

TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>25A & 25B</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Noremac Properties, LLC, an Indiana limited liability company, the Grantor(s) of Tippecanoe County, State of Indiana Grant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Two thousand two hundred ninety and 00/100 Dollars (\$2,290.00) (of which said sum \$0.00 represents land improvements acquired and \$2,290.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of grading and drive construction, which said work is incidental to the construction of the highway facility known as Morehouse Road and as Project 1401280, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

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Page:	<u>2 of 3</u>

The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to The Board of Commissioners of Tippecanoe County in the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of The Board of Commissioners of Tippecanoe County in the State of Indiana except: **NONE**

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing The Board of Commissioners of Tippecanoe County in the State of Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) is the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 19
day of APRIL, 2022.

Noremac Properties, LLC, an Indiana limited liability company

By [Signature] (Seal)
Signature

Cameron L. Mohr, Member

Printed Name

(Seal)
Signature

Printed Name

By [Signature] (Seal)
Signature

Beth Mohr, Member

Printed Name

(Seal)
Signature

Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Cameron L. Mohr and Beth Mohr, Members of Noremac Properties, LLC, an Indiana limited liability company, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 19 day of APRIL, 2022.

Signature [Signature]

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

EXHIBIT "A"

Project: 1401280
Parcel 25A Temporary Right of Way For Grading and Drive Construction
Form T-3

Sheet 1 of 2

A part of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at a point on the north line of said Section, 1,359.8 west of the northeast corner of said Northwest Quarter, said point being in the centerline of Morehouse Road; thence North 89 degrees 43 minutes 25 seconds West 45.00 feet along said north line to the Point of Beginning of this description; thence South 00 degrees 09 minutes 21 seconds West 35.83 feet; thence Southerly 46.99 feet along an arc to the right having a radius of 7,955.00 feet and subtended by a long chord having a bearing of South 00 degrees 19 minutes 30 seconds West and a length of 46.99 feet; thence South 07 degrees 16 minutes 50 seconds West 98.15 feet to the south line of the grantor's land; thence North 89 degrees 45 minutes 26 seconds West 4.00 feet along said south line; thence North 06 degrees 41 minutes 58 seconds East 98.05 feet; thence North 00 degrees 20 minutes 38 seconds East 41.74 feet; thence North 07 degrees 06 minutes 06 seconds East 41.36 feet to the Point of Beginning, and containing 0.017 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007

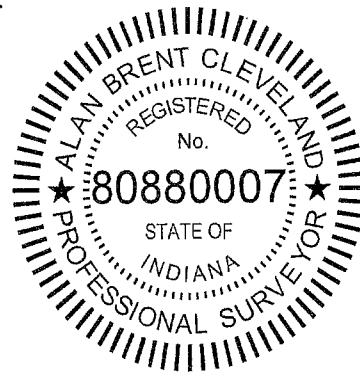


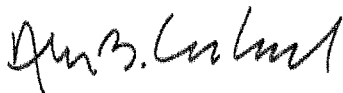
EXHIBIT "A"

Project: 1401280
Parcel 25B Temporary Right of Way For Grading
Form T-3

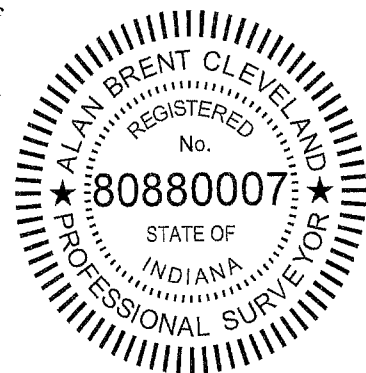
Sheet 2 of 2

A part of Lot 60 as shown on the Plat of Lakevilla Subdivision Part 1 Phase 1, the plat of which is recorded in Plat Book 72, Page 35A, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Lot; thence North 48 degrees 17 minutes 30 seconds West 46.01 feet along the south line of said Lot to the Point of Beginning of this description; thence continuing along said south line North 48 degrees 17 minutes 30 seconds West 147.46 feet; thence Northwesterly 27.18 feet along an arc to the right having a radius of 30.00 feet and subtended by a long chord having a bearing of North 22 degrees 20 minutes 18 seconds West and a length of 26.26 feet; thence South 59 degrees 44 minutes 45 second East 54.98 feet; thence South 37 degrees 27 minutes 54 seconds East 119.30 feet to the Point of Beginning, and containing 0.049 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.




Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007



“This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required”

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404

The attached **Temporary Highway Easement Grant – Parcel 25A & 25B (Morehouse Rd. Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 2 day of May , 2022.

Davis S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor